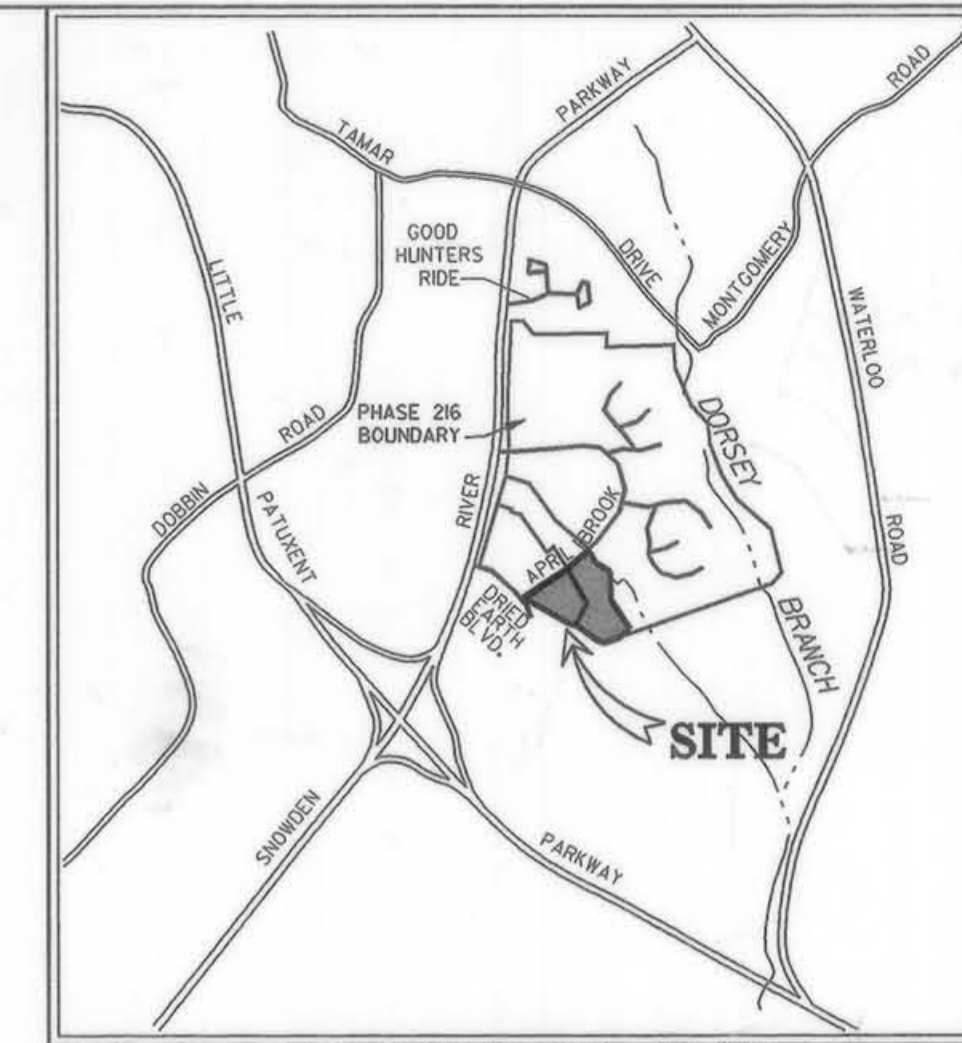


PRELIMINARY EQUIVALENT SKETCH PLAN VILLAGE OF LONGREACH

SECTION 4 AREA 2
LOTS E1-E98 & F1-F59

RESUBDIVISION OF
PARCELS E & F

6th ELECTION DISTRICT
HOWARD COUNTY, MARYLAND



LOCATION MAP

SCALE: 1" = 2000'
BM STATION 2542001 LOCATED ON B.G.&E TRANSMISSION LINES 1060' S.W. OF DOBBIN RD.

GENERAL NOTES

- THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVER(S) HAVE BEEN APPROVED.
- EXISTING ZONING IS NEW TOWN-SFA PER IO-93 COMPREHENSIVE ZONING.
- TOPOGRAPHY SHOWN HEREON IS TAKEN FROM AERIAL MAPS DATED 1963 FROM HOWARD RESEARCH & DEVELOPMENT CORP., SUPPLEMENTED BY CLARK, FINEROCK & SACKETT, INC. SEC & GRADING PLAN AND FIELD DATA BY DAFT McCUNE & WALKER 9/94.
- THIS PROPERTY IS LOCATED WITHIN THE HOWARD COUNTY METROPOLITAN DISTRICT.
- PUBLIC WATER AND SEWER SYSTEMS TO BE MADE AVAILABLE AND UTILIZED.
- SITE ANALYSIS:

PARCEL E	
TOTAL NUMBER OF TOWN HOUSE LOTS	95
TOTAL NUMBER OF COA LOTS	3
TOTAL NUMBER OF LOTS	98
TOTAL NUMBER OF UNITS	118
PARCEL F	
TOTAL NUMBER OF TOWN HOUSE LOTS	57
TOTAL NUMBER OF COA LOTS	2
TOTAL NUMBER OF LOTS	59
TOTAL NUMBER OF UNITS	77
- LAND USE TABULATION:

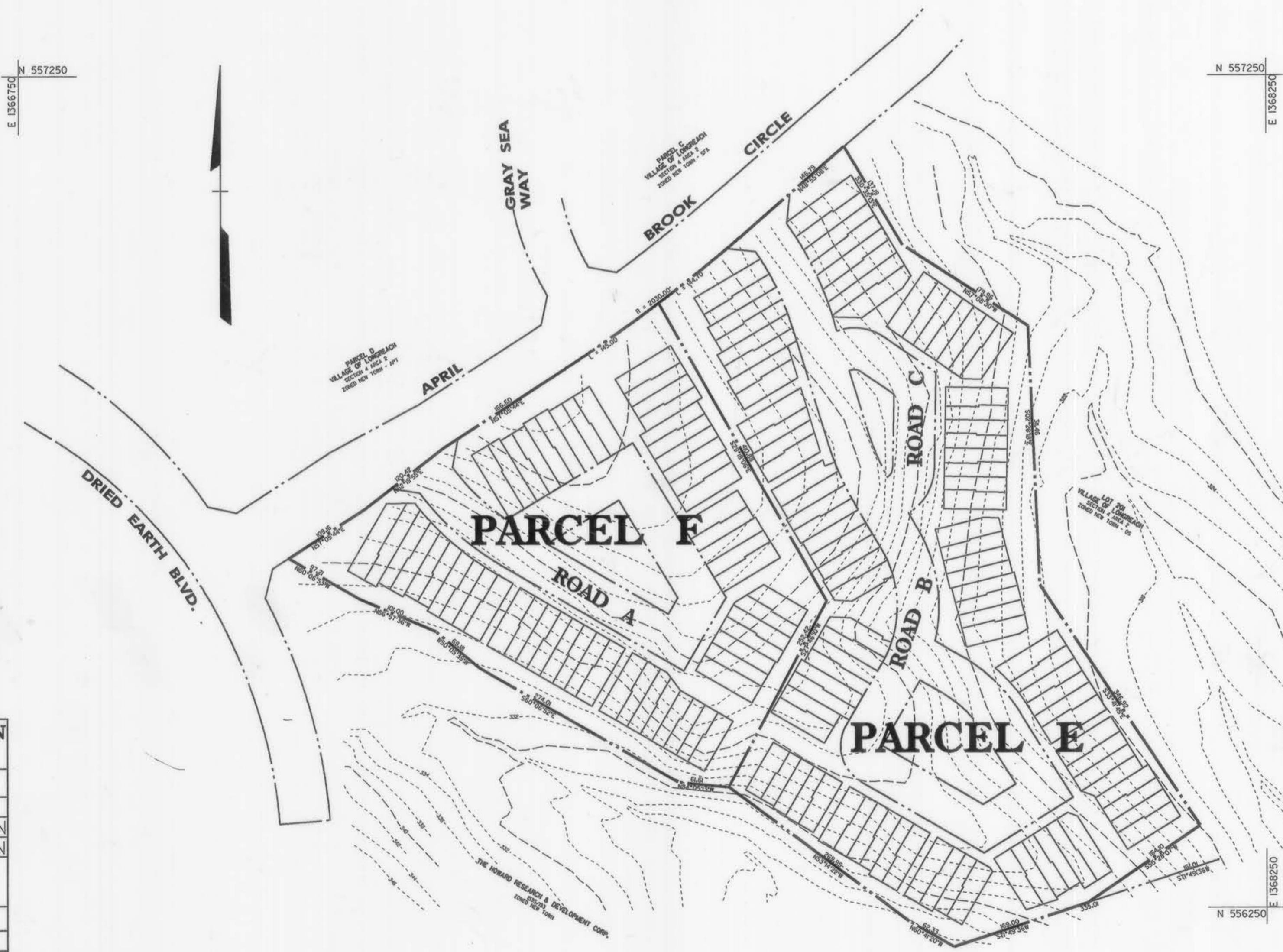
PARCEL E	
SINGLE FAMILY ATTACHED	7.2 AC.
ROAD R/W	1.6 AC.
PARCEL F	
SINGLE FAMILY ATTACHED	4.4 AC.
ROAD R/W	0.9 AC.
- ACREAGE TABULATION:

PARCEL E	7.2 AC.
PARCEL F	4.4 AC.
TOTAL	11.6 AC.
- PARCEL DATA:

PARCEL E	
TOTAL PARKING SPACES REQUIRED (98 x 2)	236
GARAGE PARKING PROVIDED 2 X 14 UNITS	56
PERPENDICULAR PARKING PROVIDED	190
TOTAL PARKING SPACES PROVIDED	246
PARCEL F	
TOTAL PARKING SPACES REQUIRED (57 x 2)	114
GARAGE PARKING PROVIDED 2 X 14 UNITS	28
PERPENDICULAR PARKING PROVIDED	96
TOTAL PARKING SPACES PROVIDED	124
- SOILS MAP 25
- ALL OPEN SPACE TO BE GRANTED TO COLUMBIA ASSOCIATION OR H.O.A.
- HORIZONTAL DATUM: NAD 83 / VERTICAL DATUM: NGVD 29
- SEE COUNTY FILE NOS.: S-93-16, P-94-16, F-95-25, #24-3355-D, 20-3352-D, DEED REF. L. 1535 F. 103, FDP PHASE 216, SP-95-02.
- SEE ARMY CORP OF ENGINEERS PERMIT 94-NT-0527
- WETLANDS SHOWN HAVE BEEN DETERMINED BY FIELD DELINEATION BY KIDDE CONSULTANTS AND SURVEYED BY FISHER, COLLINS AND CARTER, AND BY FIELD DELINEATION BY GTA AND SURVEYED BY GUTSCHICK, LITTLE & WEBER.

GENERAL NOTES CONTINUED

- FLOODPLAIN STUDY FOR TRIBUTARIES TO DORSEY RUN PREPARED BY CLARK, FINEROCK & SACKETT, INC. FLOODPLAIN STUDY F-95-25 FOR DORSEY RUN TAKEN FROM PREVIOUSLY APPROVED STUDY BY PERDUM & JESCHKE, DATED MARCH 1987.
- GEOTECHNICAL REPORT PREPARED BY ROBERT B. BALTER, INC.
- TRAFFIC STUDY PREPARED BY WELLS & ASSOCIATES, DATED JULY 28, 1993.
- BOUNDARY SURVEY PREPARED BY DAFT, McCUNE, & WALKER, INC. OCT 1994
- SWM QUANTITY CONTROLS PROVIDED BY F-95-25 IN ADJACENT OPEN SPACE.
- SWM QUALITY WILL BE PROVIDED IN ADJACENT OPEN SPACE.
- LANDSCAPING WILL BE PROVIDED IN ACCORDANCE WITH COLUMBIA HRD ALTERNATIVE COMPLIANCE WITH THE FINAL PLAN AND WITH THE SITE DEVELOPMENT PLAN.
- STREET TREES WILL BE PROVIDED IN ACCORDANCE WITH THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, SECTION 16.124.



PRELIMINARY EQUIVALENT SKETCH PLAN SHEET INDEX	
NO.	PLAN
1 OF 3	COVER SHEET
2 OF 3	PRELIMINARY EQUIVALENT SKETCH PLAN
3 OF 3	PRELIMINARY EQUIVALENT SKETCH PLAN
SUPPLEMENTAL PLAN SHEET INDEX	
NO.	PLAN
1 OF 1	ROAD PROFILES
1 OF 2	DRAINAGE AREA MAP & GRADING PLAN
2 OF 2	DRAINAGE AREA MAP & GRADING PLAN
1 OF 2	SEDIMENT CONTROL PLAN
2 OF 2	SEDIMENT CONTROL PLAN

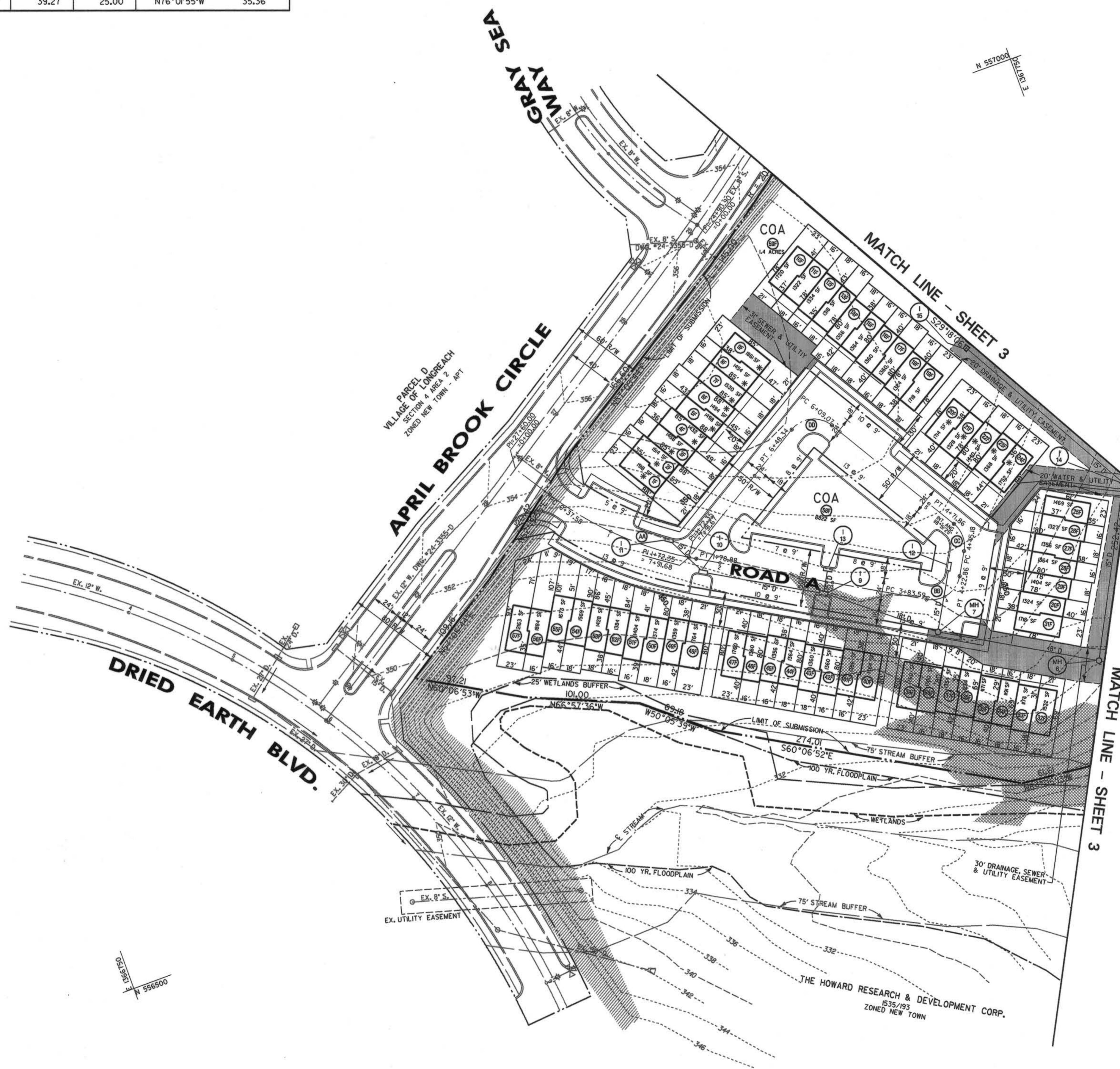
TENTATIVELY APPROVED
DEPT. OF PLANNING AND ZONING OF
HOWARD COUNTY
Joseph Butler 3/13/95
PLANNING DIRECTOR DATE

2-24-95
Date

Professional Engr. No. 10551

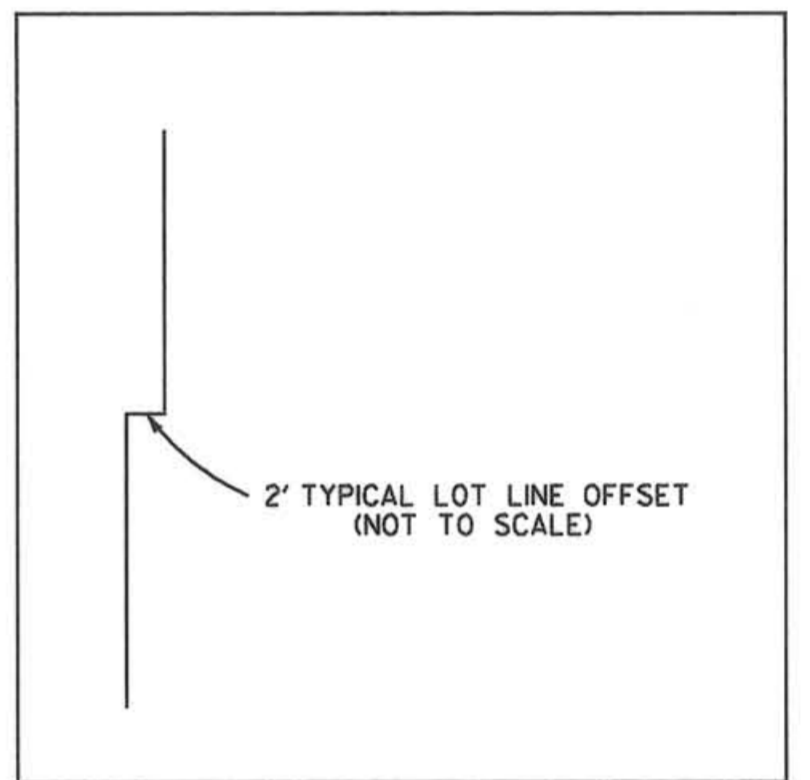
Date	No.	Revision Description
VILLAGE OF LONGREACH		
SECTION 4 AREA 2		
OWNER /DEVELOPER: THE HOWARD RESEARCH & DEVELOPMENT CORP. THE ROUSE BUILDING 10275 LITTLE PATUXENT PARKWAY COLUMBIA, MARYLAND 21044		
DMW Daft McCune-Walker, Inc. 300 East Pennsylvania Avenue Towson, Maryland 21286 (410) 596-3353 Fax 296-4705		
A Team of Land Planners, Landscape Architects, Engineers, Surveyors & Environmental Professionals		
AREA	SECTION 4, AREA 2, E1-E98 & F1-F59	
TITLE	TAX MAP 37 PARCELS E&F 6TH ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND	
COVER SHEET		
Des By	CEV	Scale 1" = 100'
Dm By	CEV	Date FEB 95
Chk By	JWR	Approved
		Proj. No. 94020
		1 OF 3

CURVE DATA						
LETTER	DELTA	RADIUS	LENGTH	TANGENT	CHORD	
AA	26°59'10"	300'	141.30	71.99	S46°23'50"E	140.00
BB	90°00'00"	25'	39.27	25.00	N75°06'35"E	35.36
CC	61°08'30"	25'	26.68	14.77	N0°27'40"W	25.43
DD	90°00'00"	25'	39.27	25.00	N76°01'55"W	35.36



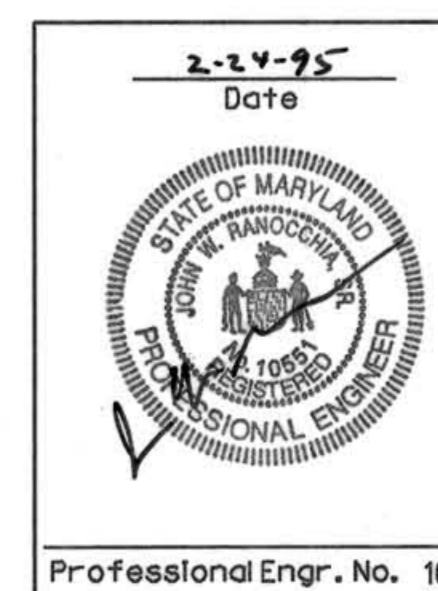
LEGEND

- EXISTING TREE LINE
- ▨ 15% - 24.99% SLOPE
- ▨ 25% AND GREATER SLOPE
- LIMIT OF WETLANDS
- 25' WETLANDS BUFFER
- 100 YEAR FLOODPLAIN
- 75' STREAM BUFFER
- STREAM
- ⊙ ROAD CURVE
- * GARAGE UNIT
- COA : COMMON OPEN AREA



TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY
James Smith 3/15/95
PLANNING DIRECTOR DATE

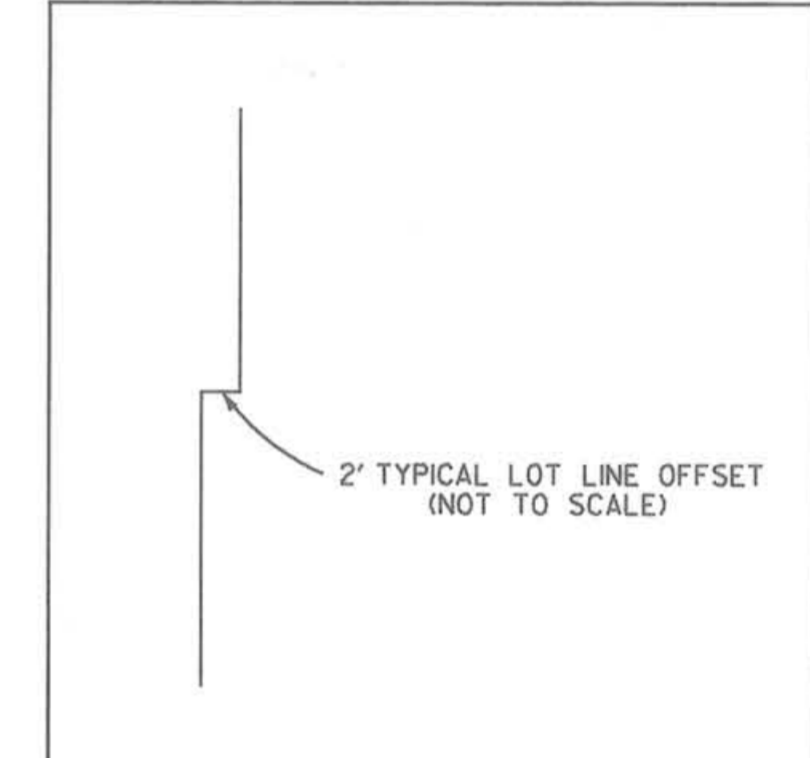
Date	No.	Revision Description
VILLAGE OF LONGREACH		
SECTION 4 AREA 2		
OWNER / DEVELOPER: THE HOWARD RESEARCH & DEVELOPMENT CORP. THE ROUSE BUILDING 10275 LITTLE PATUXENT PARKWAY COLUMBIA, MARYLAND 21044		
DMW <small>Draft-McCann-Walkers, Inc. 200 East Pennsylvania Avenue Towson, Maryland 21286 (410) 296-3838 Fax 296-4706</small>		
<small>A Team of Land Planners, Landscape Architects, Engineers, Surveyors & Environmental Professionals</small>		
AREA	SECTION 4, AREA 2, E1-E98 & F1-F59 TAX MAP 37 PARCELS E&F 6TH ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND	
TITLE	PRELIMINARY EQUIVALENT SKETCH PLAN	
Des By	CEV	Scale 1" = 50'
Proj. No.	94020B	
Drn By	CEV	Date FEB 95
Chk By	JWR	Approved
2 OF 5		



Professional Engr. No. 10551

CURVE DATA					
LETTER	DELTA	RADIUS	LENGTH	TANGENT	CHORD
EE	24°03'00"	350'	146.91	74.55	S29°03'30"E 145.84
FF	13°31'00"	360'	84.93	42.66	S23°47'30"E 84.73
GG	60°38'40"	160'	169.35	93.58	S0°13'40"E 161.56
HH	90°00'00"	25'	39.27	25.00	S4°54'20"E 35.36
II	27°55'32"	175'	85.29	43.51	N45°56'34"W 84.45
JJ	51°37'00"	40'	36.04	19.34	S81°13'30"E 34.83
KK	58°26'25"	40'	40.80	22.37	S30°13'48"W 39.05

- LEGEND**
- EXISTING TREE LINE
 - 15% - 24.99% SLOPE
 - 25% AND GREATER SLOPE
 - LIMIT OF WETLANDS
 - 25' WETLANDS BUFFER
 - 100 YEAR FLOODPLAIN
 - 75' STREAM BUFFER
 - STREAM
 - ROAD CURVE
 - GARAGE UNITS
 - DUPLEX UNIT
 - COA - COMMON OPEN AREA



TENTATIVELY APPROVED
DEPT. OF PLANNING AND ZONING OF
HOWARD COUNTY

James B. ...
PLANNING DIRECTOR 3/10/95
DATE

Date	No.	Revision Description

VILLAGE OF LONGREACH
SECTION 4 AREA 2

OWNER / DEVELOPER:
THE HOWARD RESEARCH & DEVELOPMENT CORP.
THE ROUSE BUILDING
10275 LITTLE PATUXENT PARKWAY
COLUMBIA, MARYLAND 21044

DMW
Dun-De-Cano-Walker, Inc.
200 East Pennsylvania Avenue
Towson, Maryland 21286
(410) 286-3838
Fax 286-4706

A Team of Land Planners,
Landscape Architects,
Engineers, Surveyors &
Environmental Professionals

AREA SECTION 4, AREA 2, E1-E98 & F1-F59
TAX MAP 37 PARCELS E&F
6TH ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND

TITLE
PRELIMINARY EQUIVALENT SKETCH PLAN

Des By	CEV	Scale	1" = 50'	Proj. No.	94020B
Dm By	CEV	Date	FEB 95		
Chk By	JWR	Approved		3 OF 3	

Professional Engr. No. 10551

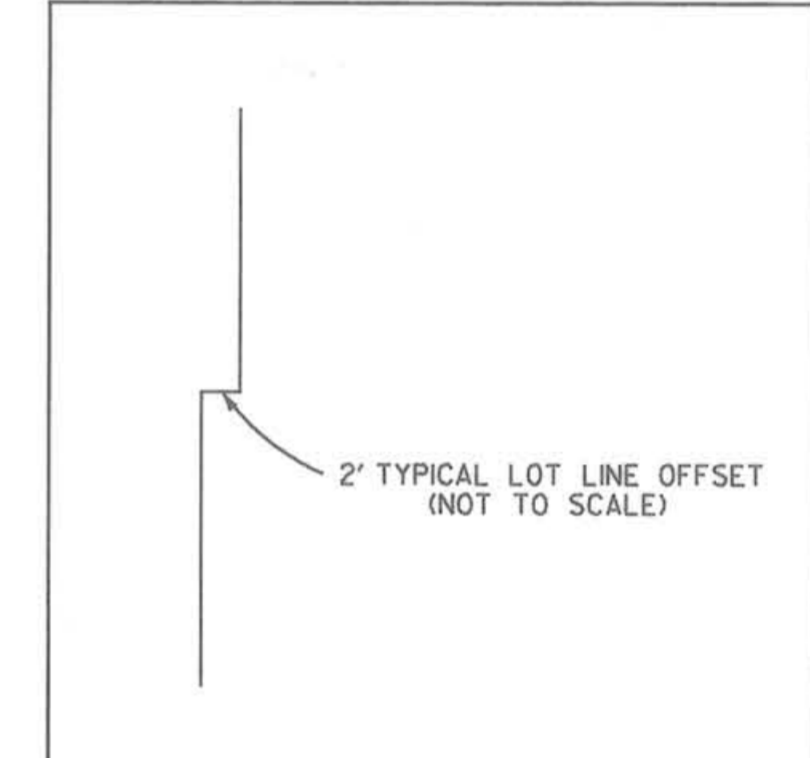
2-24-95
Date

Professional Engr. No. 10551

THE HOWARD RESEARCH & DEVELOPMENT CORP.
1535/193
ZONED NEW TOWN

CURVE DATA						
LETTER	DELTA	RADIUS	LENGTH	TANGENT	CHORD	
EE	24°03'00"	350'	146.91	74.55	S29°03'30"E	145.84
FF	13°31'00"	360'	84.93	42.66	S23°47'30"E	84.73
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- LEGEND**
- EXISTING TREE LINE
 - 15% - 24.99% SLOPE
 - 25% AND GREATER SLOPE
 - LIMIT OF WETLANDS
 - 25' WETLANDS BUFFER
 - 100 YEAR FLOODPLAIN
 - 75' STREAM BUFFER
 - STREAM
 - ROAD CURVE
 - GARAGE UNITS
 - DUPLEX UNIT
 - COA - COMMON OPEN AREA



TENTATIVELY APPROVED
DEPT. OF PLANNING AND ZONING OF
HOWARD COUNTY

James B. ... 3/10/95
PLANNING DIRECTOR DATE

Date	No.	Revision Description

VILLAGE OF LONGREACH
SECTION 4 AREA 2

OWNER / DEVELOPER:
THE HOWARD RESEARCH & DEVELOPMENT CORP.
THE ROUSE BUILDING
10275 LITTLE PATUXENT PARKWAY
COLUMBIA, MARYLAND 21044

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Dun-De-Cano-Walker, Inc.
200 East Pennsylvania Avenue
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AREA SECTION 4, AREA 2, E1-E98 & F1-F59
TAX MAP 37 PARCELS E&F
6TH ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND

TITLE
PRELIMINARY EQUIVALENT SKETCH PLAN

Des By	CEV	Scale	1" = 50'	Proj. No.	94020B
Dm By	CEV	Date	FEB 95		
Chk By	JWR	Approved		3 OF 3	

Professional Engr. No. 10551

2-24-95
Date

Professional Engr. No. 10551

THE HOWARD RESEARCH & DEVELOPMENT CORP.
1535/193
ZONED NEW TOWN



LEGEND

- PROPOSED TREE LINE
- EXISTING TREE LINE
- LIMIT OF WETLANDS
- 25' WETLANDS BUFFER
- 100 YEAR FLOODPLAIN
- 75' STREAM BUFFER
- DRAINAGE DIVIDE
- SOIL LINE

AREA 0 ZONING 2MP

PARCEL C
VILLAGE OF LONGREACH
SECTION 4 AREA 2
ZONED NEW TOWN - SFA

APRIL BROOK CIRCLE

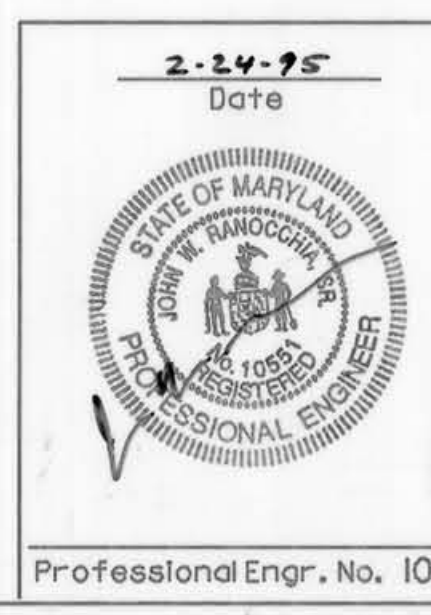
MATCH LINE - SHEET 1

MATCH LINE - SHEET 1

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY

John A. Smith 3/15/95
PLANNING DIRECTOR DATE

Date	No.	Revision Description
VILLAGE OF LONGREACH		
SECTION 4 AREA 2		
OWNER /DEVELOPER:		
THE HOWARD RESEARCH & DEVELOPMENT CORP.		
THE ROUSE BUILDING		
10275 LITTLE PATUXENT PARKWAY		
COLUMBIA, MARYLAND 21044		
DMW		
<small>Draft/John C. Mason-Walton, Inc. 200 East Pennsylvania Avenue Towson, Maryland 21286 (410) 286-3355 Fax 286-4705</small>		
<small>A Team of Land Planners, Landscape Architects, Engineers, Surveyors & Environmental Professionals</small>		
AREA	SECTION 4, AREA 2, E1-E98 & F1-F59	
	TAX MAP 37	PARCELS E&F
	6TH ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND	
TITLE	DRAINAGE AREA MAP, SOILS MAP & PRELIMINARY GRADING PLAN	
Des By	CEV	Scale 1" = 50'
Dim By	CEV	Date FEB 95
Proj. No.	940208	
Chk By	JWR	Approved
Professional Engr. No.	10551	
5 OF 5		



THE HOWARD RESEARCH & DEVELOPMENT CORP.
1535/193
ZONED NEW TOWN